

Transaction	Number of Units	Maximum LTV/CLTV
<b>Primary Residence – Owner Occupied</b>		
Purchase	1 - 4 Unit	100%
Cash-Out Refinance	1 - 4 Unit	90%

<b>WesLend Select VA Standard Program Codes:</b>			
VA 30 Year Fixed	6000-05	VA 5/1 ARM	6700-05
VA 25 Year Fixed	6100-05	VA 30 Year High Balance	6033-05
VA 20 Year Fixed	6200-05	VA 15 Year High Balance	6333-05
VA 15 Year Fixed	6300-05		

## Highlights

Topic	Highlights
<b>4506 Transcripts</b>	<i>Transcripts are required per income documentation type included in the loan file.</i>
<b>Assets</b>	<i>Cryptocurrency, such as Bitcoin and Ethereum, may NOT be used for down payment funds or closing funds. These types of funds must be backed out of the borrower's assets.</i>
<b>Community Property States</b>	<ul style="list-style-type: none"> <li>• Arizona</li> <li>• California</li> <li>• Idaho</li> <li>• Louisiana</li> <li>• Nevada</li> <li>• New Mexico</li> <li>• Texas</li> <li>• Washington</li> <li>• Wisconsin</li> </ul>
<b>Condo</b>	<p><i>Must be on VA's approved project list.</i></p> <ul style="list-style-type: none"> <li>• <i>If the HOA Master Policy does not provide coverage for the interiors of the units, a walls-in (HO-6) policy for the individual unit is required.</i></li> <li>• <i>In the event of a loss, the policy must be sufficient to repair the interior of the unit including any additions, improvements and betterments to their original condition.</i></li> </ul>
<b>Credit Report</b>	<ul style="list-style-type: none"> <li>• <i>A new credit report may not be pulled once the file has been submitted for underwriting.</i></li> <li>• <i>A new credit report is allowed only after the existing credit report has expired.</i></li> </ul>
<b>Credit Score</b>	<i>620 for Conforming loan amounts. Refer to High Balance section for High Balance credit score requirements.</i>
<b>Deed Restrictions</b>	<i>Not Allowed.</i>
<b>Environmental Hazards</b>	<i>An Environmental Property Inspection must be obtained when the subject property is exposed to the hazard of sulfur-containing drywall.</i>
<b>Escrow / Impounds</b>	<i>Required. Waivers are not allowed.</i>
<b>Flood Insurance</b>	<i>Must be impounded.</i>
<b>High Balance Loans</b>	<p><i>Loan amounts:</i></p> <ul style="list-style-type: none"> <li>• <i>For loan amounts &gt; \$1,000,000 a Certified appraiser is required – when ordering the appraisal through the VA portal, a Certified appraiser must be requested.</i></li> </ul> <p><i>Credit Scores Purchases and IRRRLS:</i></p> <ul style="list-style-type: none"> <li>• <i>Loan amount &gt;\$424,100 - \$700,000      620</i></li> <li>• <i>Loan amount &gt;\$700,000 - \$1,000,000      620</i></li> <li>• <i>Loan amount &gt;\$1,000,000 - \$1,500,000      700</i></li> </ul> <p><i>Cash-Out Refinance:</i></p> <ul style="list-style-type: none"> <li>• <i>Loan amount &gt;\$424,100 - \$700,000      640</i></li> <li>• <i>Loan amount &gt; \$700,000 - \$1,000,000      660</i></li> </ul>

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	<ul style="list-style-type: none"> <li>Loan amount &gt;\$1,000,000 - \$1,500,000 700</li> </ul>
<b>Ineligible Properties</b>	<p>2-4 Units in New Jersey Co-ops Manufactured homes Properties located outside the United States (Includes U.S. Territories and Possessions) VA Indian Leaseholds</p>
<b>Joint Loans (Vet/Vet or Vet/Non-Vet)</b>	<ul style="list-style-type: none"> <li>Not Allowed.</li> </ul>
<b>LTV/CLTV</b>	<ul style="list-style-type: none"> <li>100%/100% purchase transactions</li> <li>90%/ 90% cash-out transactions</li> </ul>
<b>Manufactured Homes</b>	Not Allowed.
<b>Marijuana Related Income/Assets/Property</b>	<p>Income or assets derived from a marijuana business not allowed. Marijuana producing properties not allowed.</p>
<b>Non-Traditional Credit</b>	Not Allowed.
<b>Occupancy</b>	<p><b>United States law requires a Veteran obtaining a VA loan to occupy the subject property as his/her residence.</b></p> <ul style="list-style-type: none"> <li>Occupancy must occur within 60 days after loan closing.</li> <li>Occupancy by the Veteran's spouse or dependent children satisfies the occupancy requirements for a Veteran <b>who is on active duty</b> and cannot occupy the property within 60 days.</li> <li>Single or married service members, while deployed from their permanent duty station, are considered to be on temporary duty status and able to meet the occupancy requirements.</li> <li>The occupancy requirement is met if the Veteran will retire within 12 months. Retirement must be <b>verified with a specified start date and the retirement income must be used to qualify for the loan.</b></li> </ul> <p><b>The use of the subject property as a seasonal home does not meet VA's occupancy requirements.</b></p>
<b>PACE/HERO Obligation</b>	Not Allowed.
<b>Power of Attorney</b>	<ul style="list-style-type: none"> <li>Must meet VA requirements</li> <li><b>May not be used on cash-out refinance transactions</b></li> </ul>
<b>Seasoning Requirements (Refinances)</b>	<p>The not date of the new loan is the latter of:</p> <ul style="list-style-type: none"> <li>At least 210 days after the first payment is made* on the loan being refinanced.</li> <li>The date after the 6<sup>th</sup> monthly payment is made on the loan being refinanced.</li> </ul> <p>*Note: This is that date the payment is made and not the first payment due date.</p>
<b>Sales Contracts</b>	<p><b>Sales contracts renegotiated at will by both the buyer and seller that increases the sales price after the original appraisal has been completed are not allowed if:</b></p> <ul style="list-style-type: none"> <li>The appraised value is higher than the contracted sales price provided to the appraiser;</li> <li>The new sales contract and/or addendum used to modify the sales price is dated after the appraisal is received; and</li> <li>The only change to the sales contract is an increase in sales price.</li> </ul> <p><b>If the sales contract is renegotiated subsequent to the completion of the appraisal, the loan-to-value (LTV) will be based on the lower of the original sales price or the appraised value unless:</b></p> <ul style="list-style-type: none"> <li>Renegotiation is only for seller paid closing costs and/or prepaids when seller paid closing costs/prepaids are common for the market and supported by comparable sales. These seller paid closing costs and/or prepaids cannot exceed the VA guideline; or</li> <li>A renegotiated sales contract is obtained due to improvements that have been made that impact the tangible value of the property. In the event of such changes an updated appraisal must be obtained to verify the value of the modifications/changes.</li> </ul>

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<b>State Restrictions</b>	<ul style="list-style-type: none"> <li>• 2-4 Units in New Jersey – Not Allowed</li> <li>• Properties in West Virginia – Not Allowed</li> </ul>
<b>Temporary Buy Down</b>	Not Allowed.
<b>Termite Reports</b>	<ul style="list-style-type: none"> <li>• Regardless of the location of the property, a termite inspection is always required if the appraisal report indicates evidence of wood-destroying insect damage or an active infestation.</li> <li>• Termite inspections are required on properties if the property is located in an area where the probability of termite infestation is “very heavy” or “moderate to heavy” as shown on the Termite Infestation Probability (TIP) Map published in The Council of American Building Officials (CABO) one and two family dwelling code.             <ul style="list-style-type: none"> <li>▪ If there is a question about the location of an infestation or probability boundary line in relation to the subject property, contact the VA Regional Loan Center of jurisdiction to determine if the requirement is applicable.</li> </ul> </li> <li>• The pest control operator must meet all requirements of the state where the subject property is located. In states which require the use of a state inspection form, the state form is acceptable for VA purposes.</li> <li>• Inspection reports are valid for VA purposes for 90 days from the date of inspection.</li> <li>• <b>Termite reports must be clear of all active infestation, dry rot, fungus infections and earth to wood contact.</b></li> </ul> <p>Termite reports and clearances are required in the following states:</p> <ul style="list-style-type: none"> <li>• Alabama, Arizona, Arkansas, California, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii*, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maryland, Massachusetts, Mississippi, Missouri, Nebraska, Nevada, New Jersey, New Mexico, North Carolina, Oklahoma, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Utah, Virginia, and West Virginia</li> </ul> <p>*Required on all existing residential properties including condo projects that are five stories or less in height.</p> <p>Termite reports and clearances are required in certain Counties of the following states:</p> <ul style="list-style-type: none"> <li>• Michigan: Allegan, Barry, Berrien, Branch, Calhoun, Cass, Hillsdale, Ionia, Jackson, Kalamazoo, Kent, Lenawee, Livingston, Macomb, Mason, Monroe, Muskegon, Oakland, Oceana, Ottawa, St. Clair, St. Joseph, Van Buren, Washtenaw, and Wayne.</li> <li>• New Hampshire: Termite reports are required in the following Counties: Belknap, Cheshire, Hillsborough, Merrimack, Rockingham, Strafford, and Sullivan.</li> <li>• New York:: Bronx, Broome, Columbia, Delaware, Dutchess, Greene, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Suffolk, Sullivan, Ulster, and Westchester.</li> <li>• Vermont: Bennington and Windham.</li> </ul> <p>Termite reports and clearances are not required in the following states:</p> <ul style="list-style-type: none"> <li>• Alaska, Colorado, Idaho, Maine, Minnesota, Montana, North Dakota, South Dakota, Washington, Wisconsin, and Wyoming.</li> </ul> <p>Oregon – Contact the Denver Regional Loan Center</p>
<b>Texas 50(a)(6)</b>	Not Allowed.
<b>Third Party Originations</b>	TPO loans with lender paid broker compensation where the broker charges a third party processing fee as a separate fee, regardless of who pays the fee, are not allowed.
<b>Verification of Employment/Verification of Deposit/Verification of Mortgage/Rent</b>	<ul style="list-style-type: none"> <li>• The use of a Verification of Employment (VOE) and/or a Verification of Deposit only is not allowed.             <ul style="list-style-type: none"> <li>▪ At a minimum paystubs and bank statements are required. At their discretion, underwriters may require additional income/asset documentation.</li> </ul> </li> <li>• When the borrower’s current lender or landlord is a private party, the use of a Verification of Mortgage (VOM) or Verification of Rent (VOR)</li> </ul>

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<b>Water Purification Systems</b>	<i>Properties with individual water purification systems required to make the water safe for human consumption are not permitted (does not include systems installed to improve the taste or softness of the water).</i>
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